

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

9 Smithy Court, Greystoke, Cumbria, CA11 0TY



- **Popular Village Location**
- **Terraced Property**
- **One Reception Room & Kitchen**
- **Two Bedrooms & Bathroom**
- **Oil Fired Central Heating & Double glazing**
- **Rear Patio Housing Oil Tank**
- **EPC Rate D**
- **Council Tax Band A**

PCM £700 PCM

Village location terraced house offering one reception room, newly fitted kitchen, two bedrooms and a bathroom with electric shower over the bath. Oil fired central, double glazing and a rear patio area housing the oil tank.

Location

From the centre of Penrith, head up Castlegate and drive over the first mini roundabout and then take the first exit at the next roundabout, signposted to Greystoke. Drive out of Penrith and follow the road into Greystoke. At the junction in the middle of the village, where the priority of the road turns to the left, drive straight ahead, effectively turning right. Drive 150 yards, Smithy Court is on the right.

Amenities Greystoke

In the village of Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is ????????

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

A door leads to the:

Vestibule

Having a RCD unit, ceiling light, cloaks area and panel door to the:

Living Room 14'6x11'9 (4.42mx3.58m)

Having a a double glazed unit, double radiator, TV point, curtain and curtain pole. Open stairs lead to the first floor and a panel door to:



Kitchen 11'8x7'11 (3.56mx2.41m)

Having a newly furnished kitchen with a range of shaker style wall and base units with a built in oven and grill and electric hob. There is plumbing for a washing machine, radiator oil boiler and lino flooring. There is a uPVC window and a uPVC door to the rear.

**First Floor - Landing**

Having loft access, ceiling light, radiator and a smoke alarm.

Bedroom One - Front 7' narpwest 4'3x11'8 (2.13m narpwest 1.30mx3.56m)

Having a double glazed window with curtains and curtain pole, radiator and recess with shelf.

**Bathroom 5'6x6'6 (1.68mx1.98m)**

Having a three piece suite with WC, wash hand basin and bath with electric Mira mains fed shower over, and shower curtain around. Mirror.



Bedroom Two - Rear

Having a double glazed window, with curtain pole and curtains and a double radiator.



Outside



Fees

Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 3 times the rental amount.

On signing the tenancy agreement you will be required to pay:

Rent £700

Refundable tenancy deposit: £805

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

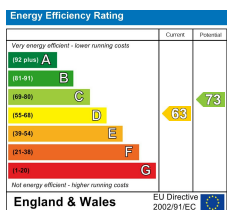
DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:
A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark



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 Visit our Website - www.wilkesgreenhill.co.uk

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Data Protection

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